

REGULAR MEETING OF THE HOUSING AUTHORITY
OF THE CITY OF MIDDLETOWN

May 9, 2016

The Monthly Meeting of the Housing Authority of the City of Middletown was held at the Middletown Housing Authority Board Room, 150 William St., Middletown, CT 06457 on Monday, May 9, 2016.

Chairman Noglow called the meeting to order at 5:10 p.m. and called the roll.

PRESENT: Evan Noglow, Chairman; Sebastian Santacroce, Vice Chairman; Phil Cacciola, Commissioner

ALSO PRESENT: William Vasiliou, Secretary; Tom Guzzi, Financial Manager; John Rumberger, Facilities Manager; John Boccalatte, Esq.

ABSENT: Izzy Greenberg, Commissioner, Senova Stone, Commissioner (excused absence)

PUBLIC SESSION: None

FOLLOW-UP REPORT: None

APPROVAL OF MINUTES: On motion by Commissioner Cacciola, seconded by Vice Chairman Santacroce, it was unanimously voted to approve the minutes of the April 11, 2016 meeting as submitted.

APPROVAL OF BILLS: On motion by Vice Chairman Santacroce, seconded by Commissioner Cacciola; it was unanimously voted to approve the bills as submitted.

ACCOUNTS RECEIVABLE: Secretary Vasiliou reported on the 4/30/16 A/R report which shows decreases of \$609.59 for Conn 9-2 and \$34.05 for Conn 9-5, Net increases of \$6169.65 for Conn 9-3, \$1788.04 for Conn 9-4, \$ 28.18 for E-101, and an increase of \$11,586.00 for MR was also noted.

LEGAL ACTION: Attorney Boccalatte stated his 4/29/16 report reflects that Collections continue to be low, with \$210.00 received on vacated accounts; also noted was that there are 3 summary process cases.

FINANCIAL: Mr. Guzzi reported that end of year financials will be provided at the next meeting.

SECTION 8: Secretary Vasiliou reported that as of 5/5/15 875 Section 8 units are in place; \$692.69 is the average payment. Also reported was that Columbus House is the preferred developer of the old Shepard Home to convert 32 units. MHA will be able to supply need for PBV. This endeavor is likely to have a veteran component as well.

PERSONNEL: None

MAINTENANCE: 153 work orders completed in April.

MODERNIZATION: TS: Work is complete, architect issuing minor punch list.. MM design is underway for roofs and window and spec books and plans have been received. Maplewood bathrooms apparent low bidder is Universal Flooring. Giuffrida Engineering is performing surveys for the mechanical rooms. SHRP/MR: 2 building on Daddario are nearing completion. Re-roof work and punchlist on Santangelo, Cubeta & long Lane progressing. Working on Federal, MR and MM units ahead of scheduled move-ins.

OLD BUSINESS: None

NEW BUSINESS: Secretary Vasiliou reported that Wesleyan has put out a request for proposal for the relocation of its bookstore and MHA will submit a proposal by May 31, 2016.

OTHER BUSINESS: None

There being no further business to come before the Commission, on motion by Commissioner Cacciola, seconded by Vice Chairman Santacroce, it was unanimously voted to adjourn the monthly meeting at 6:46 p.m.

William Vasiliou
Secretary